



COUNTY OF LOS ANGELES TREASURER AND TAX COLLECTOR

KENNETH HAHN HALL OF ADMINISTRATION
225 NORTH HILL STREET, ROOM 130
P. O. BOX 512102, LOS ANGELES, CALIFORNIA 90051-4917



MARK J. SALADINO
TREASURER AND TAX COLLECTOR

February 16, 2010

Telephone
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(213) 680-3648

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

12 FEBRUARY 16, 2010

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

AGREEMENTS TO PURCHASE "TAX DEFAULTED SUBJECT TO POWER TO SELL" PROPERTY SUPERVISORIAL DISTRICT 4 - AGREEMENT 2654 (3 VOTES)

SUBJECT

The City of Rancho Palos Verdes is seeking to buy one (1) tax-defaulted property through the Chapter 8 Agreement sale process. The Chapter 8 Agreement sale is designed to allow eligible government agencies and non-profit organizations the opportunity to buy tax-defaulted property for a qualifying public purpose or benefit. The City of Rancho Palos Verdes intends to utilize the property for the completion of their Civic Center Master Plan.

IT IS RECOMMENDED THAT YOUR BOARD:

Approve and instruct the Chair to sign the Purchase Agreement of "Tax Defaulted Subject to Power to Sell" property being acquired by the City of Rancho Palos Verdes (public agency) pursuant to the Revenue and Taxation Code, with revenue to be provided to recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcel and any remaining tax balance to be cancelled from the existing tax rolls; and approve publication of the Purchase Agreement of "Tax Defaulted Subject to Power to Sell" property.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The property described in the agreement may be sold in accordance with the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code and with the policy adopted by Board action on November 24, 1970. Exhibit "A" attached to the Agreement, indicates the legal description and selling price of the parcel.

Upon approval, the attached agreement is to be signed by the Chair and returned to the Tax Collector for transmittal to the State Controller for further approval. County Counsel has approved the agreement as to form.

The Chapter 8 Agreement sale procedure permits public agencies to acquire "Tax Defaulted Subject to Power to Sell" properties without the necessity of a public auction. The property described in this letter will be acquired by one (1) public agency. The agreement is with the City of Rancho Palos Verdes, which intends to utilize the property for the completion of the city's Civic Center Master Plan.

Implementation of Strategic Plan Goals

Approval of the agreement is in accordance with the Countywide Strategic Plan Goals of Fiscal Responsibility and Collaboration Across Jurisdictional Boundaries. Delinquent property taxes and costs are recovered, and limited-use parcel are identified for appropriate public purposes.

FISCAL IMPACT/FINANCING

Revenue will be provided to the County for apportionment among the affected taxing agencies, which will recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcels. Any remaining tax balance will be cancelled from the existing tax roll.

Existing appropriation is available in the current Treasurer and Tax Collector 2009-2010 Budget for publication costs. Publishing, in accordance with Section 3798 of the Revenue and Taxation Code, is the most cost-effective method of giving adequate notification to parties of interest.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Chapter 8 Agreement sale procedure permits eligible non-profit organizations to acquire "Tax Defaulted Subject to Power to Sell" properties pursuant to Section 3791, et seq., of the Revenue and Taxation Code.

Attachment "A" is a summary of the public agency's purchase. This attachment indicates the affected Supervisorial District and the public use for which the property is being acquired. County Counsel has approved the agreement as to form. Attached to the agreement are the Assessor's parcel map showing the dimensions and general location of the affected parcel.

Efforts will be made to contact the owners and parties of interest to inform them of their tax liabilities and the provisions for the redemption of the property pursuant to Section 3799 of the Revenue and Taxation Code.

Section 3798 of the Revenue and Taxation Code mandates notice of agreements to be published once a week for three (3) successive weeks in a newspaper of general circulation published in the County.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

No impact.

CONCLUSION

Upon approval of the attached agreement form, the Department of Treasurer and Tax Collector will need all original documents returned for submission to the State Controller, as the State Controller's Office has the final approval of this and all Chapter 8 Agreements.

Respectfully submitted,



MARK J. SALADINO
Treasurer and Tax Collector

MJS:DJD:af

Attachments (14)

c: Assessor
Auditor-Controller
County Counsel

SUMMARY OF PUBLIC AGENCY'S PURCHASE

FOURTH SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2654

AGENCY

City of Rancho Palos Verdes
Public Agency

Selling price of this parcel
shall be \$ 5,020.00.

Public Agency intends to utilize
the property to complete the Civic
Center Master Plan.

SUPERVISORIAL
DISTRICT

LOCATION

PARCEL
NUMBER

MINIMUM
BID

4th

CITY OF RANCHO PALOS VERDES 7573-002-011

\$ 5,020.00

AGREEMENT NUMBER 2654

CITY OF RANCHO PALOS VERDES

FOURTH SUPERVISORIAL DISTRICT

CITY OF



RANCHO PALOS VERDES

CITY MANAGER'S OFFICE
ADMINISTRATION

December 11, 2008

Donna J. Doss
Assistant Treasurer and Tax Collector
Los Angeles County Treasurer and Tax Collector
Kenneth Hahn Hall of Administration
225 North Hill Street, Room 130
Los Angeles, California 90051-0102

DISTRICT	LOCATION	AGREEMENT
4	City of Rancho Palos Verdes	2654

Subject: Non-Objection Letter of Request

Dear Ms. Doss:

At a regular meeting held on December 2, 2008, the City of Rancho Palos Verdes City Council authorized staff to pursue acquisition of the following tax defaulted property located within our jurisdiction: APN # 7573-003-011.

The property is a vacant parcel on Hawthorne Boulevard abutting the City's Civic Center at 30940 Hawthorne Boulevard, which was previously offered for sale as part of the 2008C Tax Sale. Although the City did not pursue acquisition of the parcel at that time, subsequently the City completed a property survey in conjunction with the development of a Master Plan for the City's Civic Center Master Plan. As a result of that survey, the City determined that public ownership of this parcel would provide clear title and simplify the Record of Survey that will eventually be recorded for the entire Civic Center property.

A copy of the City's Mission Statement and a \$100 check for the preliminary research fee are enclosed. Please provide the City with the necessary agreements and instructions to purchase this property. The City understands that the offer of sale is subject to change due to the redemption of the defaulted taxes or the initiation of a legal process, such as bankruptcy. If you have any questions, please feel free to call me at (310) 544-5203 or Carolyn@rpv.com.

Sincerely,

Carolynn Petru
Deputy City Manager

cc: Carolyn Lehr, City Manager

Enclosures:

City of Rancho Palos Verdes Mission Statement
Check No. 51534

V:\CAROLYNN\LETTERS\20081211_tax_defaulted_property_hawthorne.doc

Application to Purchase Tax-Defaulted Property from County

This application is to be completed by eligible purchasing entities to commence purchase of tax-defaulted property by agreement sale from the county under applicable provisions of the California Revenue and Taxation Code. Please complete the following sections and supply supporting documentation accordingly. Completion of this application does not guarantee purchase approval.

A. Purchaser Information

1. Name of Organization: City of Rancho Palos Verdes
2. Corporate Structure – check the appropriate box below and provide corresponding information:
☐ Nonprofit – provide Articles of Incorporation
☒ Public Agency – provide mission statement (If redevelopment agency, also provide agency survey map)

B. Purchasing Information

Determine which category the parcel falls under and then check the appropriate box as it relates to the purchasing entity's corporate structure and the intended use of the parcel:

Category A: Parcel is currently scheduled for a Chapter 7 tax sale

- ☐ No Purchase – State / county / taxing agency registering objection to preserve lien only
- ☐ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district to preserve its lien
- ☐ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district for public purpose
- ☐ Purchase by nonprofit for low-income housing or to preserve open space

Category B: Parcel is **not** currently scheduled for a Chapter 7 tax sale

- ☒ Purchase by State / county / taxing agency / revenue district / redevelopment agency / special district for public purpose
- ☐ Purchase by nonprofit to use parcel(s) for low-income housing or to preserve open space

C. Property Detail

Provide the following information. If more space is needed for any of the criteria, consolidate the information into a separate "Exhibit" document and attach accordingly:

1. County where the parcel(s) is located: Los Angeles
2. List each parcel by Assessor's Parcel Number: 7573-002-011
3. State the purpose and intended use for each parcel: Parcel is needed to complete
the Civic Center Master Plan.

D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer

Barry Davis
Authorized Signature

Mayor
Title

06/18/2009
Date



**CERTIFIED EXCERPT OF MINUTES
RANCHO PALOS VERDES CITY COUNCIL**

The following is an excerpt from minutes of the regular meeting of the City Council of the City of Rancho Palos Verdes held on December 2, 2008 at the hour of 7:00 P.M. at 29301 Hawthorne Boulevard, Rancho Palos Verdes, California.

A quorum was declared after the following roll call:

PRESENT: Clark, Long, Wolowicz, and Mayor Stern
ABSENT: Gardiner (excused)

COUNCIL REORGANIZATION:

Selection of Mayor:

City Clerk Morreale declared the floor open for nominations for Mayor.

Councilman Wolowicz nominated Mayor Pro Tem Clark to serve as Mayor. Councilman Long seconded the motion.

Mayor Stern presented a slide show highlighting Mayor Pro Tem Clark's accomplishments during his previous tenure as Mayor.

The motion passed on the following roll call vote:

AYES: Clark, Long, Wolowicz, and Mayor Stern
NOES: None
ABSENT: Gardiner

Selection of Mayor Pro Tem:

Mayor Clark nominated Councilman Wolowicz to serve as Mayor Pro Tem. Councilman Stern seconded the motion.

The motion passed on the following roll call vote:

AYES: Long, Stern, Wolowicz, and Mayor Clark
NOES: None
ABSENT: Gardiner

Mayor Pro Tem Wolowicz moved, seconded by Councilman Stern, to approve the Consent Calendar with Item 9 (Increase Contract Amount with CBM Consulting, Inc. for Temporary Staffing Services) removed for separate discussion as follows:

Purchase of Tax Defaulted Property (950)

- 1) Authorized the Mayor and City Clerk to sign an Agreement to Purchase Tax-Defaulted Property for a vacant lot at 43 Cherry Hill Lane (APN 7572-004-022); and,
- 2) Authorized the City Manager to sign a Non-Objection Letter of Request to purchase a remainder parcel on Hawthorne Boulevard adjacent to the Civic Center/Upper Point Vicente Park property (APN 7573-002-011).

The motion to approve the Consent Calendar carried on the following roll call vote:

AYES: Long, Stern, Wolowicz, and Mayor Clark
NOES: None
ABSENT: Gardiner

I, Carla Morreale, HEREBY CERTIFY that the foregoing is a full, true and correct excerpt of minutes on this subject at said meeting and in witness whereof, I have hereunto set my hand and affixed the seal of the City of Rancho Palos Verdes on April 9, 2009.



Carla Morreale, CMC
City Clerk

CORE VALUES STATEMENT

The primary purpose of City government is to provide service. As your City government, our commitment is to wisely use our resources to provide competent, responsive and reliable services in an atmosphere, which demonstrates our commitment to accessibility, customer service, honesty and integrity. In all we do and in every decision we make we will ask ourselves, "Is this best for the City of Rancho Palos Verdes?"

VISION STATEMENT

Vision: After an extensive community outreach program, the City Council hereby affirms that the City's vision for Rancho Palos Verdes is to have a community that has the following qualities:

A safe community where citizens can enjoy their property and community amenities without fear for their safety;

Both public and private property will be maintained in a manner that will be compatible with the aesthetic setting of the Peninsula;

A sound community economic base will be developed and maintained;

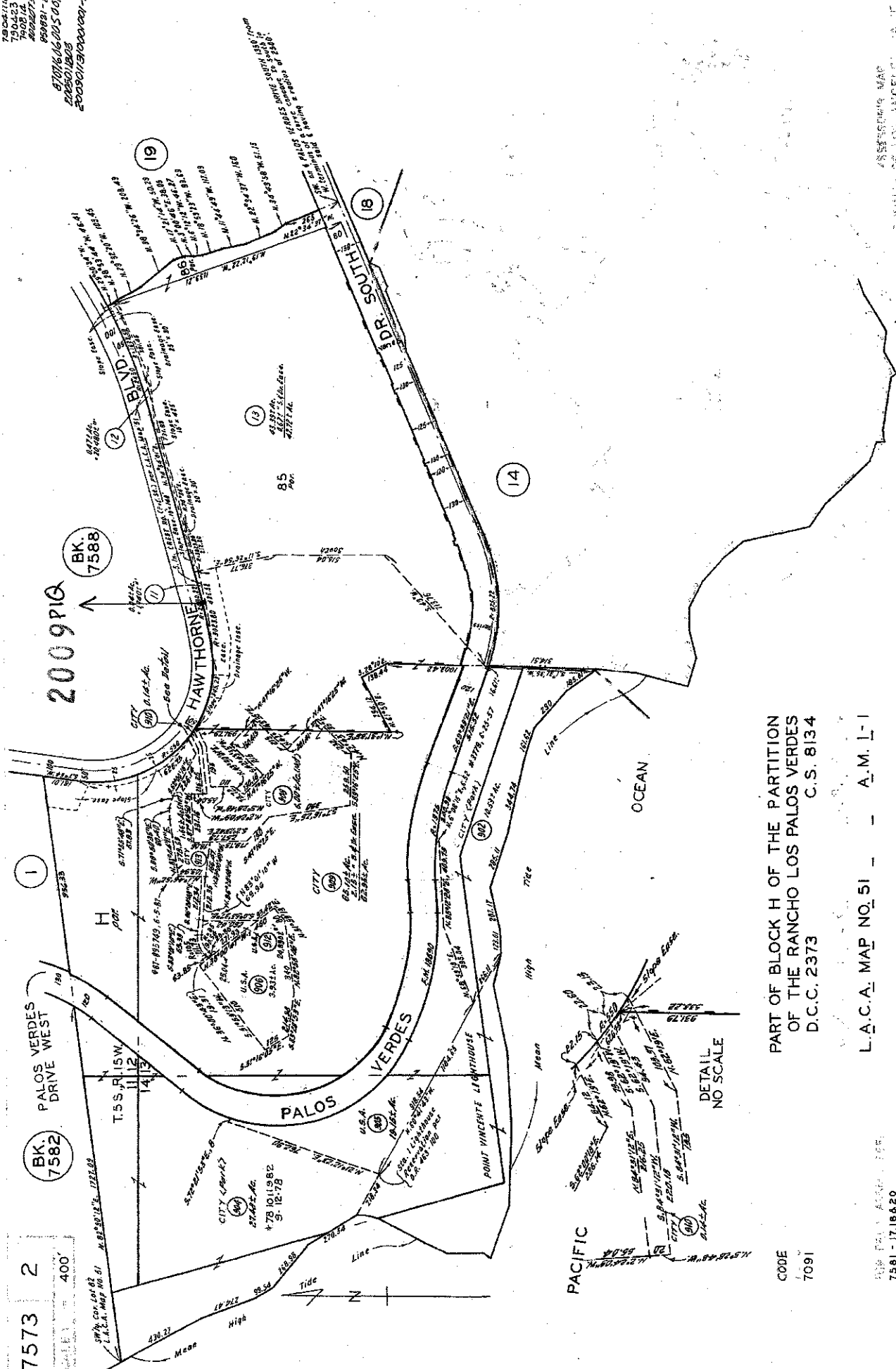
As part of the economic base, the City will provide an opportunity for the development of quality recreation facilities;

There will be a high "customer satisfaction" level among users of City services;

A commitment to maintaining open space and public access in a manner that will not harm critical resources.

Adopted by the City Council
September 21, 1993

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 D.C.C. 2373
 C.S. 8134

L.A.C.A. MAP NO. 51 - A.M. 1-1

CODE
 7091

7561-17,18,20

INTERIM

AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)

This Agreement is made this 16th day of February, 2010, by and between the Board of Supervisors of Los Angeles County, State of California, and the **CITY OF RANCHO PALOS VERDES** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. *That the PURCHASER agrees that the real property be used for the public use specified on Exhibit "A" of this agreement.*
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

ROBERT KALUNIAN
Acting County Counsel

By *[Signature]*
Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

I hereby certify that pursuant to
Section 25103 of the Government Code,
0§§3791, 3791.3 3793 R&T Code delivery of this document has been made.

X: ID: Chptr 8 Pubagency form
Revised 6/24/03

SACHIA HAMAI
Executive Officer
Clerk of the Board of Supervisors

By *[Signature]*
Deputy



AGREEMENT NUMBER 2654

77245

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:

CITY OF RANCHO PALOS VERDES

Carla Morreale
(Seal) City Clerk

By B. E. O. [Signature]
Mayor

ATTEST:

Board of Supervisors
Los Angeles County

By Sachi A. Hamai
Clerk of the Board of Supervisors

By Gloria Molina
Chair of the Board of Supervisors

By Lachelle Amitherman
Deputy
(seal)



Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the City of N/A hereby agrees to the selling price as provided in this agreement.

ATTEST:

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

City of N/A

12

FEB 16 2010

By _____
Mayor

(seal)

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

[Signature]
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ____ day of _____, 20__.

By: _____, STATE CONTROLLER

AGREEMENT NUMBER 2654

77245

SUPERVISORIAL DISTRICT 4
AGREEMENT NUMBER 2654

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF ACQUISITION</u>
CITY OF RANCHO PALOS VERDES	1991	7573-002-011	\$5,020.00*	FOR CIVIC CENTER MASTER PLAN

**LEGAL
DESCRIPTION**

L A CO ASSESSOR MAP NO 51, 0.04 MORE OR LESS AC COM SE ON SW LINE OF HAWTHORNE BLVD
345.23 FT FROM W LINE OF LOT 85 TH NE ON A CURVE CONCAVE TO NW RADIUS EQUALS 3029.8 FT
426.52 FT TH N 11°26' 54" W TO SE LINE OF SD BLVD TH SW THEREON TO BEG PART OF LOT 85

* The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly.